

**ZONING BOARD OF ADJUSTMENT  
AGENDA  
TUESDAY, MARCH 15, 2016  
9:00 A.M. – STUDY SESSION FOR BOARD MEMBERS-SITE VISITS  
403 WILLOW AVENUE  
4:00 P.M. – REGULAR MEETING  
CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL  
209 PEARL STREET, COUNCIL BLUFFS, IA 51503**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPTION OF AGENDA**
- 5. APPROVAL OF THE FEBRUARY 16, 2016 MEETING MINUTES**
- 6. PROOF OF PUBLICATION/POSTING**
- 7. REVIEW OF MEETING PROCEDURES**
- 8. PUBLIC HEARINGS**

A. CASE #BA-16-001 – Public hearing on the request of 1011 34th Avenue LLC, a/k/a 1101 34th Avenue LLC, represented by Ralph E. Gladbach, AIA for a variance from Section 15.23.020(07) and from Section 15.23.030(1)(D1), Off-Street Parking, Loading and Unloading, General Provisions and Required Green Space of the Council Bluffs Zoning Ordinance to allow less than the required five-foot parking lot and drive-aisle setback distances at 1011 34th Avenue, legally described as being part of the NW1/4 SW1/4 of Section 12-74-44, City of Council Bluffs, Pottawattamie County, Iowa, more particularly described as follows: Commencing at the West ¼ corner of said Section 12, thence North 90°00'00"E a distance of 33 feet to the Point of Beginning; thence along the centerline of said Section 12, North 90°00'00"E a distance of 501.04 feet; thence South 00°23'20"W a distance of 285.13 feet; thence South 90°00'00"W a distance of 215.16 feet; thence North 00°14'15"E a distance of 132.36 feet; thence South 90°00'00"W a distance of 285.13 feet; thence along the Easterly right-of-way line of South 11th Street North 00°14'15"E a distance of 152.77 feet to the point of beginning.

B. CASE #CU-15-004 – Public hearing on the request of Ganeeden Properties, LLC, represented by Lyle Ditmars, for a conditional use permit to allow a salvage operation/storage yard in an I-2/General Industrial District on property located at the northwest corner of Avenue M and North 14<sup>th</sup> Street, legally described as Lots 1 through 3, Block 2, Thompson's Addition along with the property directly to the east at 1301 North 14<sup>th</sup> Street, legally described as Lots 2 through 5, Block 1, Thompson's Addition.

C. CASE #CU-88-002 – Public hearing on the request of the Community Development Department to revoke a conditional use permit approved on March 15, 1988 to allow a professional office in an R-2/Two Family Residential District at 1501 – 5<sup>th</sup> Avenue, legally described as the North 76 feet of Lot 6, Block 21, Everett's Addition.

D. CASE #CU-90-004 – Public hearing on the request of the Community Development Department to revoke a conditional use permit approved on March 20, 1990 to allow a day care nursery in an AP/Administrative Professional District at the Northwest corner of Kanesville Boulevard and Frank Street (130 Frank Street), legally described as Lot 1 of Original Plat Lot 3 and part of Original Plat Lots 9, 10 and 11.

**9. OTHER BUSINESS**

- A. Annual Report
- A. Other items of interest

**10. ADJOURNMENT**

NOTE: If you have any comments or questions regarding this agenda, or if you are unable to attend this meeting, please contact the Community Development Department at 328-4630.